

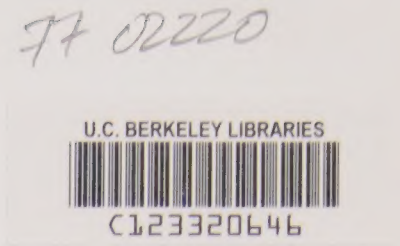


Healdsburg General Plan

- RESIDENTIAL**
- SUMMER HOMES AND RESORTS
 - LOW DENSITY
 - MEDIUM DENSITY
 - HIGH DENSITY
- PROFESSIONAL OFFICES AND APARTMENTS**
- COMMERCIAL**
- RETAIL BUSINESS
 - THOROUGHFARE COMMERCIAL
 - COMMERCIAL SERVICE
- INDUSTRIAL**
- SMOKE PRODUCING
 - NON-SMOKE PRODUCING

FAMILIES PER GROSS ACRE
-
0.5 - 1.5
4.0
7.0

- COMMUNITY FACILITIES**
- PUBLIC
 - SEMI-PUBLIC
 - RECREATION PARK
- AGRICULTURAL**
- CIRCULATION**
- SOLID LINES INDICATE EXISTING AND ADOPTED ALIGNMENTS
- FREEWAY
 - FOUR LANE THOROUGHFARE
 - TWO LANE THOROUGHFARE
 - COLLECTOR STREET OR RURAL ROAD



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Healdsburg City Council
City Planning Healdsburg

Healdsburg General Plan

PREPARED FOR THE CITY OF HEALDSBURG BY LIVINGSTON AND BLAYNEY, CITY AND REGIONAL PLANNERS

Healdsburg's first general plan was adopted in 1962-63 following a year of study by the City Planning Commission, City Council, a 64 member Citizens' Advisory Committee, City and County staff, and the planning consultants. It was a joint project of the City of Healdsburg and Sonoma County, and was partly financed by a federal urban planning grant. Detailed information developed in the study and a description of the General Plan are contained in the report, Healdsburg Area General Plan: 1963, copies of which are on file in the Healdsburg City Hall.

This revision of the General Plan is the product of a study authorized in September 1970. The study was financed entirely by the City, and was conducted with the cooperation and assistance of the City Administrator, City Attorney, and other City staff, with the Planning Commission and City Council providing periodic review and direction. Major emphasis of the study was to update the plan to reflect changes in planning and zoning policy that had occurred since the General Plan and Zoning Map first were adopted.

City Council Resolution No. 44-71, adopted on June 21, 1971, contains a detailed item by item description of all of the approved general plan amendments that are described in the following sections.

RESIDENTIAL AREAS

The plan designates a total of 2,221 acres for residential development, excluding rural dwellings and the Fitch Mountain summer home area. This is an increase of 555 acres over the 1,666 acres proposed for residential development in 1963. The residential areas will accommodate about 22,000 persons compared with the total of 15,000 that would be accommodated under the earlier version of the plan. The increase results from the following changes:

High Density

The area proposed for high density residential development, consisting mainly of a mixture of apartment buildings and single family homes at an average density of seven dwellings per gross acre, is increased from the 114 acres designated in 1963 to a total of 139 acres. Additions include properties on the south side of Mason Street between Fitch and University Streets (3.3 acres), and the area east and south of the Sun-sweet plant in the Magnolia Drive Addition (25 acres). Both areas formerly were designated for industrial development. Slightly over 3 acres that were designated for high density residential use were changed to accommodate other uses as discussed below.

Medium Density

The area designated for medium density residential development, averaging four dwellings per gross acre on lots of 6,000 to 8,000 square feet, is increased from 589 acres to a total of 1,149 acres. The areas formerly so designated included most of the developed residential neighborhoods, about 100 level acres adjoining presently urbanized areas, and about 180 acres in the small valley east of Idaco Lumber Company. The major new area designated for medium density residential development is the "peninsula area" south of West Side Road between Dry Creek, Russian River, and U. S. 101 (536 acres excluding needed public facilities sites, formerly designated for agricultural uses). The change was made in accord with the recommendation of the Planning Commission endorsed by the City Council.

Other additions include the River's Bend Subdivision and adjoining properties (39 acres formerly designated for low density residential and agricultural uses), and the area north of the present high school site (10.3 acres formerly proposed for high school site expansion).

Low Density

The 933 acres designated for low density residential development at densities of from 1.0 to 1.5 dwellings per gross acre is a reduction of 30 acres resulting from changes in the River's Bend area discussed above, and designation of about 19 acres for thoroughfare commercial and industrial development discussed in succeeding sections.

No significant changes were made in the areas designated for Summer Homes and Resorts.

PROFESSIONAL OFFICES AND APARTMENTS

Although about 10 acres were added to the areas designated for professional office and apartment development, 25 acres designated for these uses were changed to thoroughfare commercial and commercial service categories discussed below. The present total of 33 acres designated for professional offices and apartments include properties on the south side of Dry Creek Road Extension opposite the hospital site (3 acres, formerly designated for medium density residential development), and an extension of the office and apartment area south of Lincoln Street east of Healdsburg Avenue (6.5 acres, formerly designated for medium and high density residential development). A half-acre parcel at the north-west corner of Healdsburg Avenue and Grant Street, formerly designated for commercial service use, also is designated for office use to conform with present zoning.

COMMERCIAL AREAS

Retail Business

Plan changes do not affect the 40 acres designated for retail business uses. These include 34 acres intended to provide space to accommodate downtown expansion, and 6 acres designated for a neighborhood shopping center to serve the most northerly medium density residential area.

Thoroughfare Commercial

A total of 60 acres are designated for thoroughfare commercial uses compared with 17 acres so designated on the earlier plan. The areas are intended as sites for motels, service stations, restaurants, trailer parks and similar establishments serving tourists and highway travelers. The additions include sites northwest of the Dry Creek Road interchange and on the south side of Dry Creek Road west of the railroad (10.4 acres, formerly designated for low density residential development); the area on the east side of Healdsburg Avenue north of the present O-R-M District boundary to a point 300 feet south of Dry Creek Road Extension (11 acres, formerly designated for professional office and apartment development); properties in the Ward Street area on the north side of Healdsburg Avenue to University Street, and the entire area east of University Street south of the railroad (total of 12 acres formerly designated for industrial development); and sites southwest and southeast of the south Healdsburg Avenue interchange (11.6 acres, formerly designated for agricultural uses). A 2 acre deletion from the area formerly designated for thoroughfare commercial use is discussed below.

Commercial Service

The areas designated for commercial service uses including automobile sales and repair, building materials yards, and similar establishments are increased to a total of 96 acres compared with 65 acres so designated on the earlier plan. Additions include a westerly extension of the area on the west side of Healdsburg Avenue south of Grant Street (4 acres, formerly designated for industrial uses); an extension of the area on the west side of Healdsburg Avenue south of Mill Street (2 acres, formerly designated for thoroughfare commercial uses); properties on the west side of Healdsburg Avenue from a point 300 feet south of Dry Creek Road to and including the Winters property south of Powell Avenue (14 acres, formerly designated for offices and apartments); properties south of the railroad between Adeline Way and University Street in the Ward Street area (8 acres formerly designated for industrial uses); and the site on Kinley Drive occupied by Opperman and Son (8 acres, formerly designated for agricultural uses). A 5 acre deletion from the area formerly designated for commercial service uses is discussed below.

INDUSTRIAL AREAS

Although plan changes add 13.7 acres to the area designated for industrial development, changes discussed above account for a 52.3 acre reduction, and changes discussed below, mainly to provide public facilities sites, further reduce the area designated for industrial development by 38.4 acres. A total of 592 acres are designated for industrial uses compared with 669 acres in the earlier version of the plan. Additions include the area on the east side of Healdsburg Avenue south of Mill Street to the boundary of the present

C-T District (5 acres, formerly designated for commercial service uses), and a northerly extension of the industrial area west of the railroad in the Grove Street area (8.7 acres, formerly designated for low density residential development).

COMMUNITY FACILITIES

Schools

The plan change that most significantly affects school sites needs in the planning area is designation of the "peninsula area" for medium density residential development. If developed at 4 units per gross acre, the area will yield about 2,150 dwelling units. Population holding capacity (at 3.3 persons per unit) will be 7,100. School enrollment generation in grades K-6 (at 0.55 students per unit) will be 1,200, and two elementary school sites will be needed in addition to those shown on the earlier plan. School enrollment generation in grades 7-9 and 10-12 (at 0.18 students per unit respectively) will be 400 students at each level.

When fully developed according to the plan, the planning area will generate nearly 1,400 7-9 grade students and an equal number of 10-12 grade students. The corresponding numbers based on the 1963 plan were about 950 students at each level. The early solution to provide needed 7-9 grade capacity was to enlarge Healdsburg Junior High School to a capacity of 900, with the remainder being served by a junior high school in the Windsor area. (Healdsburg Junior High School site still would be substandard by about 12 acres even if enlarged to 11.5 acres as proposed.) To serve the needs of the present plan, High School District officials advise that it would be preferable to provide a new 7-9 grade school site between the freeway and Dry Creek. The present junior high school would accommodate 600 students, and the remainder would attend the new school. Accordingly, a 24 acre 7-9 grade school site is shown on the north side of West Side Road adjoining Dry Creek in an area partly occupied by a gravel operation scheduled to be phased out, and partly in agricultural use. Most of the 10-12 grade students could be accommodated at Healdsburg High School (although the 29 acre site would be substandard by about 13 acres), and the remainder would be served by another high school outside the planning area.

Parks

The plan retains all of the 1963 park proposals, and adds nearly 21 acres for recreation use. To serve the "peninsula area", the 5 acre pumping station site on the south side of Magnolia Drive is designated for recreation use, and the plan calls for the 13 acre gravel operation on the west side of Dry Creek to be phased out and for it to be developed as a park also serving other residents of the City. Additional recreation facilities will be available on the junior high school site on the north side of West Side Road, and may be developed on the old 10 acre sewage treatment plant site adjoining Dry Creek which is to be retained for public use as discussed below.

A 2.5 acre City-owned site in Solar Terrace also is designated for park development.

Other Public Facilities

The plan retains the 1963 proposals for the civic center, library, Rio Lindo Academy, St. John's Parochial School, and Oak Mound Cemetery, and adds the following:

The new hospital on a 12.6 acre site is shown. The land formerly was designated for medium density residential development.

The old 10 acre sewage treatment plant site east of Dry Creek on the south side of West Side Road is designated to be retained for public use, possibly a city corporation yard or recreation facility. The site was designated for industrial use.

The City well field and an adjoining parcel recently acquired for the same purpose located on the south side of Matheson Street opposite Tayman Park Golf Course are designated for public use with present agricultural activities to be continued. The Fitch Mountain Road frontage of the 9.8 acre area was designated for medium density residential development, and the remainder of the area was designated for agricultural uses.

TRAFFICWAYS

Trafficways proposals remain the same with the following exceptions:

- A new frontage road is shown east of U. S. 101 between Mill Street and West Grant Street to provide freeway access to the West North Street Addition without requiring traffic to use Healdsburg Avenue.
- Existing Kinley Drive is shown as a frontage road from Dry Creek Road to Magnolia Drive.
- Magnolia Drive in the "peninsula area" is shown as a residential collector street.
- Access to the freeway for southbound traffic is shown at Kinley Drive in the vicinity of the Opperman site.
- The alignment of the proposed First Street-Bianca Lane connection is adjusted to conform with the City's present plan.

HOUSING ELEMENT

The Housing Element of the General Plan, Healdsburg, California consists of a separate document dated May 1971. Copies are on file in the City Hall.

HEALDSBURG CITY COUNCIL

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Clyde C. Cook, Secretary to the Planning Commission
and Zoning Administrator

Adopted by:

Healdsburg City Planning Commission, May 11, 1971
Healdsburg City Council, June 21, 1971
Sonoma County Planning Commission, September 2, 1971
Sonoma County Board of Supervisors, June 13, 1972